

# West Acton Baptist Church

Historic Resource Built in 1854



592 Massachusetts Avenue • 978-263-5902 • [www.westactonbaptistchurch.org](http://www.westactonbaptistchurch.org)

Acton Community Preservation Committee Presentation, Jan. 10, 2013

# Community Uses @ WABC Local Government



Acton Cooperative School – 55 years

Public school classrooms – 1957+

Centers for teens (1964-1970) & seniors (1980-1984)

Community interest groups (e.g., re overrides)

Acton Forum

# Community Uses @ WABC Service Groups



Boy Scouts (1970s-1990s)  
AA (currently, 6 meetings/week)  
Al-Anon & Ala-Teen (past)  
ESL Classes (2007-2010)  
Emerson Hospital Auxiliary (1980s)

# Community Uses @ WABC Open to the Public



Organ, Vocal & Instrumental Concerts  
Community Talent Show (2010)  
Christmas Eve Candles & Carols  
Other Ecumenical Services  
Seats 200, excellent acoustics



# Community Uses @ WABC Programs We've Offered to the Public



Community Craft Fair  
LifeLine Screening  
Specialist Presentations  
*e.g.* Meditation & Stress  
Brain Health & Nutrition  
Relationships & Conflict  
6-Week Workshop Series  
Single Parent Group  
Sharing & Caring Group  
Whole Health Fair

# Community Uses @ WABC

## Additional Possibilities



Family movie nights  
Rehearsals, shows & concerts  
Speakers & lectures  
Multi-media art exhibits

Dance, exercise, Tai Chi classes  
Coffee house (poetry & author readings)  
Day program for seniors  
Workshops & discussion groups



# Four Different Sized Spaces



Our library hosts lunches, workshops, seminars, women's AA groups...

...while our chapel serves smaller groups, boards & committees both within and outside the church.



# Our Process



## Pro-active planning

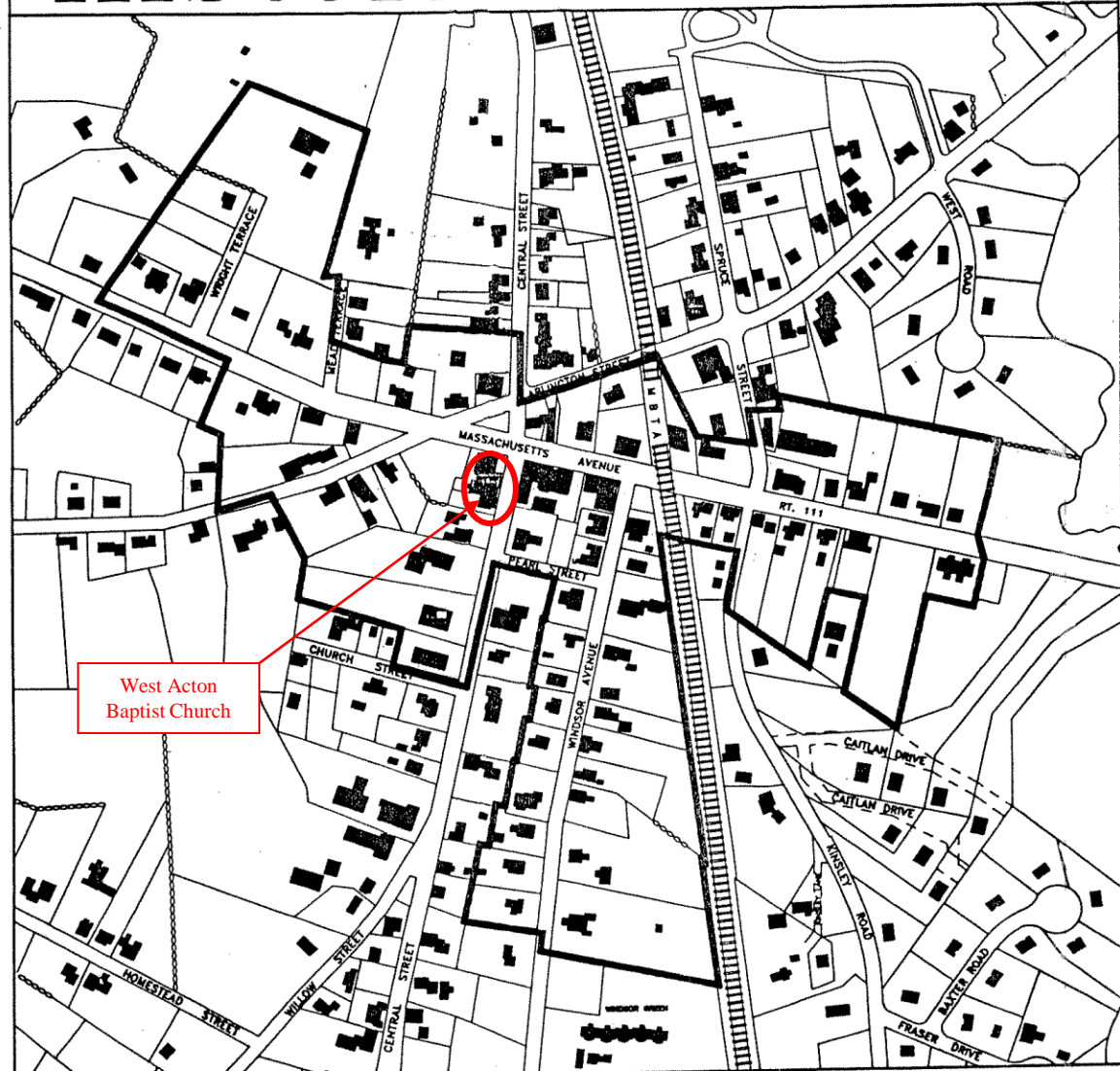
Liz Reinhardt, Attorney

Internal Vision, Mission & Options  
Committees

Outreach re West Acton Village Plans to:  
Jamie Watts, Theatre III  
Mathias Rosenfeld, Habitat for Life LLC  
Ed Mullen, Bluefin Building & Design  
Anne Draudt, OMR Architects  
Kathy Acerbo-Bachmann, Historic  
District Commission



# West Acton Historic District



West Acton  
Baptist Church

# Historic District Commission

Email, Fri., Dec. 21, 2012, 1:47 PM

Dear Nancy,

Thank you very much for your note below outlining the projects. As someone involved with historic buildings and preservation in Acton through the HDC, as well as working on long term preservation as part of my "other job" at Trinity Church, Copley Square, I appreciate how much behind-the-scenes work and careful thought goes into endeavors like these. I also **very much appreciate you bringing the HDC into the process at this early juncture – thank you for that.**

Since the proposals appear to focus on interior restoration/maintenance work not visible from the public way and developing a master plan, **there is no need for a Certificate of Appropriateness at this time.** I will assign HDC member David Honn to review the full proposal just to be sure. David was the liaison for the Theatre III project and will be helpful as the project moves forward. In the meantime, best of luck with your CPC applications, and **please let us know if you would like a letter of support. The West Acton Baptist Church occupies a very visible location, and we applaud your efforts to maintain and preserve this building for future generations.**

Warmest wishes,

Kathy Acerbo-Bachmann

Chair, Acton Historic District Commission



**TOWN OF ACTON**  
**HISTORIC DISTRICT COMMISSION**  
**472 MAIN STREET**  
**ACTON, MASSACHUSETTS, 01720**  
**[hdc@acton-ma.gov](mailto:hdc@acton-ma.gov)**

7 January 2013

West Acton Baptist Church  
592 Massachusetts Avenue  
Acton, MA 01920  
Attn: Nancy Hoover

Dear Ms. Hoover,

This letter is in response to your request that the Acton Historic District Commission (HDC) provide a letter of support for two projects concerning the rehabilitation and restoration of portions of the West Acton Baptist Church currently being considered for funding through the Community Preservation Committee (CPC) process. Committee member David Honn, a licensed architect in the Commonwealth of Massachusetts, has reviewed proposals entitled:

*Proposal for a Master Plan West Acton Baptist Church* dated November 26, 2012 prepared by OMR Architects and *Proposal for Belfry Restoration* dated November 26, 2012 prepared by Blue Fin Construction.

Based on this review, the HDC wholeheartedly endorses the West Acton Baptist Church proposals as an important means to ensure the continued viability of this key structure within the West Acton Historic District.

Although the proposals involve interior work outside the statutory authority of the HDC, the Commission nevertheless is pleased to lend our expertise and guidance to the church's Building Committee.

Good luck with your project.

Sincerely,

Kathy Acerbo-Bachmann  
Historic District Commission Chair

# HDC Letter of Support

This letter is in response to your request that the Acton Historic District Commission (HDC) provide a letter of support for two projects concerning the rehabilitation and restoration of portions of the West Acton Baptist Church currently being considered for funding through the Community Preservation Committee (CPC) process. Committee member David Honn, a licensed architect in the Commonwealth of Massachusetts, has reviewed proposals entitled:

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# Belfry Proposal





# BELFRY

Underside  
of belfry  
floor  
showing  
water  
damage



Belfry floor deteriorated  
and open to outside



It's no  
longer  
safe to ring  
the bell,  
which was  
cast in 1854  
by a former  
apprentice  
of Paul  
Revere.





# Belfry Contractor Bid #1



Appendix A

Estimate

537 Massachusetts Avenue  
Acton MA 01720

Date	Estimate #
11/14/2012	781

Name / Address
West Acton Baptist Church

Project

Description	Qty	Rate	Total
Restoration work for West Acton Baptist Church		0.00	0.00
Remove Bell, raise with block and tackle		3,500.00	3,500.00
Remove existing roof		1,500.00	1,500.00
Remove all damaged, and rotten wood		1,200.00	1,200.00
New wood installed		1,500.00	1,500.00
EPDM roof installed		3,500.00	3,500.00
PVC trim used to replace all trim		1,200.00	1,200.00
New base installed for bell		1,000.00	1,000.00
Reinstall bell		500.00	500.00
Dumpster rental		650.00	650.00
Manlift rental		1,500.00	1,500.00
Police detail		450.00	450.00
		<b>Total</b>	<b>\$16,500.00</b>

Phone #

978-375-1143

Fax #

# Belfry Contractor Bid #2

## RL ROBINSON COMPANY

PO BOX 2610  
ACTON, MA 01720

Phone # 978-697-9433 rlrobinsoncompany@msn.com  
Fax # 978-263-1750

## Estimate

Date	Estimate #
1/6/2013	2013-2

### Name / Address

West Acton Baptist Church  
Attn: Bob Ingram  
592 Mass Ave  
Acton, Ma. 01720

### Project

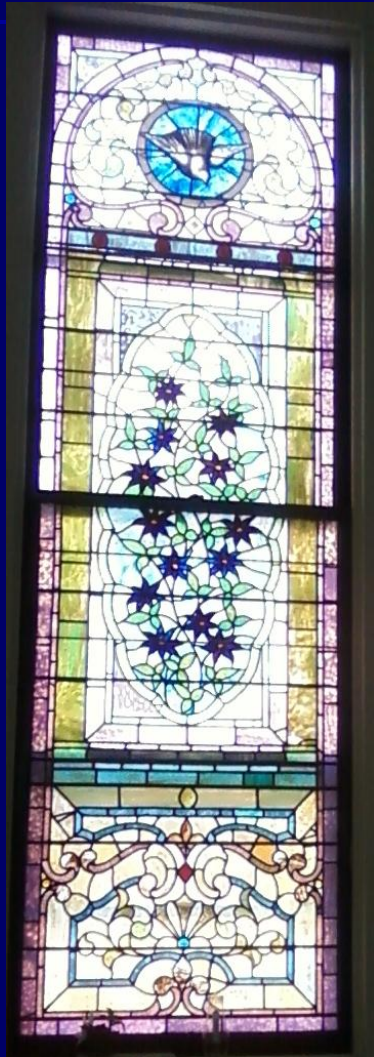
Description	Qty	Rate	Total
Belfry: lift and suspend bell in air; remove rotted floor; replace with one inch boards to maintain character of building Add recovery board on top of boards Commercial rubber roofing replace bell housing bottom structure with new 4x4 or 4x6 oak beams What is needed to complete job: Machine 80 ft boom lift; Stock; labor; additional insurance binder; ect Estimated cost for job some where between \$23,000.00 and \$25,000.00 ****Should a detail police officer be needed the cost would be taken care of church		25,000.00	25,000.00
We reserve the right after 10 days to withdraw this estimate			<b>Total</b> \$25,000.00

# Master Plan Proposal



# Goals for Master Plan

to be done by OMR Architects



- Restore the beauty
- Identify facility needs for expanded community uses
- Rehabilitate building systems to maximize usefulness & sustainability
- Specify phases for restoration & rehabilitation



# Master Plan will include...



Restoring our unique tin ceiling, which has

...peeling paint, and water damage from the belfry.



# OMR Architects

- Experience with design and planning of churches, community spaces, and music performance spaces
- Understanding how the built environment can serve a community vision
- Performing a full code analysis...in terms of structure, building systems, long term operating costs...budget, and phasing.



# **West Acton Baptist Church**

Acton Community Preservation Committee Presentation, Jan. 10, 2013

## **Immediate Need: Belfry Restoration**

To prevent further deterioration by prompt restoration, making it safe to ring the church bell.

## **Need for 2014: A Master Plan in 2013**

To restore the beauty, prevent further deterioration, and enlarge the building's usefulness to the community... and to begin the work in 2014.